

# Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Levy Authority Summary

Local Government Name: CEDAR FALLS  
Local Government Number: 07G046

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CEDAR FALLS INDUSTRIAL URBAN RENEWAL	07007	8
CEDAR FALLS URBAN RENEWAL	07019	2
CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL	07039	4
CEDAR FALLS NORTHERN INDUSTRIAL PARK URBAN RENEWAL	07041	2
CEDAR FALLS COLLEGE HILL TIF	07042	1

**TIF Debt Outstanding: 26,854,109**

<b>TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:</b>	<b>0</b>	<b>0</b>	<b>Amount of 07-01-2013 Cash Balance Restricted for LMI</b>
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TIF Revenue:	1,726,230
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>1,726,230</b>

Rebate Expenditures:	202,754
Non-Rebate Expenditures:	1,523,476
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>1,726,230</b>

<b>TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:</b>	<b>0</b>	<b>0</b>	<b>Amount of 06-30-2014 Cash Balance Restricted for LMI</b>
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**Year-End Outstanding TIF  
Obligations, Net of TIF Special  
Revenue Fund Balance: 25,127,879**

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS INDUSTRIAL URBAN RENEWAL  
 UR Area Number: 07007  
 UR Area Creation Date: 11/1990

This urban renewal area is intended to foster economic development through new public improvements and land acquisition. This urban renewal plan provides a mechanism for the incremental and gradual development and redevelopment of this area.

UR Area Purpose:

### Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	07153	07154	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR	07155	07156	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR	07193	07194	0
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR	07195	07196	0
CEDAR FALLS CITY/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR	07197	07198	0
CEDAR FALLS CITY AG/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR	07199	07200	0
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	07243	07244	39,302,250
CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR	07245	07246	0

### Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	984,670	1,742,390	224,710,390	33,373,680	0	-3,704	260,807,426	0	260,807,426
Taxable	590,146	920,270	224,710,390	33,373,680	0	-3,704	259,590,782	0	259,590,782
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 873,768  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 873,768**

Rebate Expenditures: 202,754  
 Non-Rebate Expenditures: 671,014  
 Returned to County Treasurer: 0  
**Total Expenditures: 873,768**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CEDAR FALLS INDUSTRIAL URBAN RENEWAL

### Electric Extensions

Description:	Electrical Upgrades - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Gas Services

Description:	Gas Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Water Extensions

Description:	Water Extensions - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Communication Services

Description:	Communication Services - Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Electric Generation

Description:	Electric Generation - Walter Scott #4
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Public Works Complex

Description:	Construction of New Public Works Complex
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	No
Payments Complete:	No

### Wastewater Treatment Facility

Description:	Disinfection at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

## West Viking Road

Description:	West Viking Road
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Commerce Drive

Description:	Commerce Drive
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Reel Deal

Description:	Property Tax Rebates to Reel Deal
Classification:	Commercial - retail
Physically Complete:	No
Payments Complete:	No

## Aerial Services

Description:	Property Tax Rebates to Aerial Services
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Universal Industries

Description:	Property Tax Rebates to Universal Industries
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Performance Bodies

Description:	Property Tax Rebates to Performance Bodies
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Kaplan University

Description:	Property Tax Rebates to Golden Retrievers
Classification:	Commercial - office properties
Physically Complete:	No
Payments Complete:	No

## Target Corporation

Description:	Property Tax Rebates to Target Corporation
Classification:	Commercial - warehouses and distribution facilities

Physically Complete:	No
Payments Complete:	No

## Northern Industrial Park

Description:	Northern Industrial Park
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Land Acquisition

Description:	Land Acquisition
Classification:	Acquisition of property
Physically Complete:	Yes
Payments Complete:	No

## East Central Iowa Coop

Description:	Property Tax Rebates to Eastern Iowa Coop
Classification:	Industrial/manufacturing property
Physically Complete:	No
Payments Complete:	No

## Highway 58 Pedestrian Bridge

Description:	Pedestrian Bridge
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Highway 58 Intersection Improvements

Description:	Highway 58 Intersection Study
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

## Principal Building

Description:	Property Tax Rebates to Realty Income Properties 8
Classification:	Commercial - office properties
Physically Complete:	Yes
Payments Complete:	No

# Debts/Obligations For CEDAR FALLS INDUSTRIAL URBAN RENEWAL

## CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	2,780,529
Interest:	0
Total:	2,780,529
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2016

## CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	290,795
Interest:	0
Total:	290,795
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2016

## CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	156,072
Interest:	0
Total:	156,072
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2016

## CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	511,435
Interest:	0
Total:	511,435
Annual Appropriation?:	No
Date Incurred:	11/11/2008
FY of Last Payment:	2015

## 2010 Refunding Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	523,721
Interest:	21,366
Total:	545,087
Annual Appropriation?:	No
Date Incurred:	04/01/2010
FY of Last Payment:	2014

## Reel Deal

Debt/Obligation Type:	Rebates
Principal:	416,848
Interest:	0
Total:	416,848
Annual Appropriation?:	Yes
Date Incurred:	09/20/2008
FY of Last Payment:	2017

## Aerial Services

Debt/Obligation Type:	Rebates
Principal:	76,230
Interest:	0
Total:	76,230
Annual Appropriation?:	Yes
Date Incurred:	04/11/2009
FY of Last Payment:	2017

## Universal Industries

Debt/Obligation Type:	Rebates
Principal:	28,800
Interest:	0
Total:	28,800
Annual Appropriation?:	Yes
Date Incurred:	04/07/2012
FY of Last Payment:	2016

## Target Corporation

Debt/Obligation Type:	Rebates
Principal:	465,000
Interest:	0
Total:	465,000
Annual Appropriation?:	Yes
Date Incurred:	12/24/2012
FY of Last Payment:	2016

## CFU-Electric Generation

Debt/Obligation Type:	Internal Loans
Principal:	10,226,298
Interest:	0
Total:	10,226,298
Annual Appropriation?:	No
Date Incurred:	11/23/2013
FY of Last Payment:	2019

## FEMA Fund

Debt/Obligation Type:	Internal Loans
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Principal:	1,040,000
Interest:	0
Total:	1,040,000
Annual Appropriation?:	No
Date Incurred:	11/10/2012
FY of Last Payment:	2015

## Northern Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	1,918,116
Interest:	0
Total:	1,918,116
Annual Appropriation?:	No
Date Incurred:	05/22/2010
FY of Last Payment:	2016

## Northern 2009 GO Bonds

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,560,000
Interest:	534,273
Total:	2,094,273
Annual Appropriation?:	No
Date Incurred:	11/21/2009
FY of Last Payment:	2019

## Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	508,677
Interest:	0
Total:	508,677
Annual Appropriation?:	No
Date Incurred:	11/08/2012
FY of Last Payment:	2016

## Performance Bodies

Debt/Obligation Type:	Rebates
Principal:	36,862
Interest:	0
Total:	36,862
Annual Appropriation?:	Yes
Date Incurred:	09/23/2002
FY of Last Payment:	2015

## East Central Iowa Coop

Debt/Obligation Type:	Rebates
Principal:	325,801
Interest:	0
Total:	325,801
Annual Appropriation?:	Yes



Date Incurred:	11/14/2011
FY of Last Payment:	2018

**Realty Income Properties 8**

Debt/Obligation Type:	Rebates
Principal:	432,000
Interest:	0
Total:	432,000
Annual Appropriation?:	Yes
Date Incurred:	08/13/2012
FY of Last Payment:	2019

## Non-Rebates For CEDAR FALLS INDUSTRIAL URBAN RENEWAL

TIF Expenditure Amount:	753,433
Tied To Debt:	CFU-Electric Utility
Tied To Project:	Electric Extensions
TIF Expenditure Amount:	68,862
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	73,713
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	269,339
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	545,087
Tied To Debt:	2010 Refunding Bonds
Tied To Project:	Land Acquisition
TIF Expenditure Amount:	1,244
Tied To Debt:	Northern Bond Fund
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	79,508
Tied To Debt:	Northern 2009 GO Bonds
Tied To Project:	Northern Industrial Park
TIF Expenditure Amount:	-964,579
Tied To Debt:	Bond Fund
Tied To Project:	Public Works Complex
TIF Expenditure Amount:	-155,593
Tied To Debt:	Bond Fund
Tied To Project:	West Viking Road

## Rebates For CEDAR FALLS INDUSTRIAL URBAN RENEWAL

### Aerial Services

TIF Expenditure Amount:	12,705
Rebate Paid To:	Aerial Services
Tied To Debt:	Aerial Services
Tied To Project:	Aerial Services
Projected Final FY of Rebate:	2017

### Universal Industries

TIF Expenditure Amount:	14,400
Rebate Paid To:	Universal Industries
Tied To Debt:	Universal Industries
Tied To Project:	Universal Industries
Projected Final FY of Rebate:	2016

### Reel Deal

TIF Expenditure Amount:	66,848
Rebate Paid To:	Reel Deal
Tied To Debt:	Reel Deal
Tied To Project:	Reel Deal
Projected Final FY of Rebate:	2017

### East Central Iowa Coop

TIF Expenditure Amount:	108,801
Rebate Paid To:	East Central Iowa Coop
Tied To Debt:	East Central Iowa Coop
Tied To Project:	East Central Iowa Coop
Projected Final FY of Rebate:	2018

## Jobs For CEDAR FALLS INDUSTRIAL URBAN RENEWAL

Project:	Land Acquisition
Company Name:	Target Corporation
Date Agreement Began:	12/26/2012
Date Agreement Ends:	04/01/2016
Number of Jobs Created or Retained:	836
Total Annual Wages of Required Jobs:	34,740,700
Total Estimated Private Capital Investment:	33,076,000
Total Estimated Cost of Public Infrastructure:	0

Project:	Kaplan University
Company Name:	Nordic Properties
Date Agreement Began:	04/09/2012
Date Agreement Ends:	06/01/2016
Number of Jobs Created or Retained:	71
Total Annual Wages of Required Jobs:	2,320,000
Total Estimated Private Capital Investment:	1,944,210
Total Estimated Cost of Public Infrastructure:	0

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### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
TIF Taxing District Inc. Number:	07154
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	1993
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1990

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	217,420	60,007,810	19,161,330	0	-1,852	79,384,708	0	79,384,708
Taxable	0	114,834	60,007,810	19,161,330	0	-1,852	79,282,122	0	79,282,122
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	11,582,250	67,804,310	0	67,804,310	1,886,636

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK UR TIF INCR
TIF Taxing District Inc. Number:	07156
TIF Taxing District Base Year:	1989
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

	UR Designation
Slum	No
Blighted	No
Economic Development	11/1990

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	38,420	0	0	0	0	0	38,420	0	38,420
Taxable	23,027	0	0	0	0	0	23,027	0	23,027
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	763,370	0	0	0	0

FY 2014 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07194
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,436,850	101,087,140	12,956,220	0	-1,852	115,478,358	0	115,478,358
Taxable	0	758,894	101,087,140	12,956,220	0	-1,852	114,800,402	0	114,800,402
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	182,256	114,800,402	0	114,800,402	3,194,289

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07196
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	696,970	0	0	0	0	0	696,970	0	696,970
Taxable	417,718	0	0	0	0	0	417,718	0	417,718
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,217,050	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07198
TIF Taxing District Base Year:	1994
FY TIF Revenue First Received:	1996
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	11/1994

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	88,120	9,060,110	531,830	0	0	9,680,060	0	9,680,060
Taxable	0	46,542	9,060,110	531,830	0	0	9,638,482	0	9,638,482
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,125,520	8,554,540	0	8,554,540	273,327

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY AG/HUDSON SCH/CEDAR FALLS IND PARK II UR TIF INCR
TIF Taxing District Inc. Number:	07200
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	249,280	0	0	0	0	0	249,280	0	249,280
Taxable	149,401	0	0	0	0	0	149,401	0	149,401
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	217,090	32,190	0	32,190	756

FY 2014 TIF Revenue Received: 0

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### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	07244
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	54,555,330	724,300	0	0	55,279,630	0	55,279,630
Taxable	0	0	54,555,330	724,300	0	0	55,279,630	0	55,279,630
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	24,910	55,254,720	39,302,250	15,952,470	443,873

FY 2014 TIF Revenue Received: 873,768

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS INDUSTRIAL URBAN RENEWAL (07007)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/CEDAR FALLS IND PARK II AMD 1 INCR
TIF Taxing District Inc. Number:	07246
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2003

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	188,230	0	0	0	0

FY 2014 TIF Revenue Received: 0



## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL  
 UR Area Number: 07019

UR Area Creation Date: 11/1986

UR Area Purpose: This urban renewal area was created to revitalize and redevelop the City's central business district (Downtown).

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR	07105	07106	3,520,767
CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR	07177	07178	24,018,610

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,778,400	35,493,950	1,745,910	0	-9,260	43,009,000	0	43,009,000
Taxable	0	3,051,949	35,493,950	1,745,910	0	-9,260	40,282,549	0	40,282,549
Homestead Credits									22

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 848,067  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 848,067**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 848,067  
 Returned to County Treasurer: 0  
**Total Expenditures: 848,067**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

## Projects For CEDAR FALLS URBAN RENEWAL

### Waste Water Treatment Facility

Description:	Disinfection Project at Wastewater Treatment Facility
Classification:	Water treatment plants, waste treatment plants & lagoons
Physically Complete:	No
Payments Complete:	No

### Legal Fees

Description:	Legal Fees - River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	Yes

### Electric Extensions

Description:	Electrical Upgrades in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Gas Services

Description:	Gas Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Water Extensions

Description:	Water Extensions in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Communication Services

Description:	Communication Services in Downtown
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### River Place Development

Description:	River Place Development
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)

Physically Complete:	No
Payments Complete:	No

## Administrative Fees

Description:	Staff costs related to urban renewal area
Classification:	Administrative expenses
Physically Complete:	Yes
Payments Complete:	No

## Street Lighting

Description:	Street Lighting
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

## State Street Development

Description:	State Street Development
	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Classification:	
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS URBAN RENEWAL

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	41,154
Interest:	0
Total:	41,154
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2015

### CFU-Gas Utility

Debt/Obligation Type:	Internal Loans
Principal:	127,083
Interest:	0
Total:	127,083
Annual Appropriation?:	No
Date Incurred:	11/24/2003
FY of Last Payment:	2018

### CFU-Water Utility

Debt/Obligation Type:	Internal Loans
Principal:	178,542
Interest:	0
Total:	178,542
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2018

### CFU-Communication Utility

Debt/Obligation Type:	Internal Loans
Principal:	161,904
Interest:	0
Total:	161,904
Annual Appropriation?:	No
Date Incurred:	11/24/2012
FY of Last Payment:	2018

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	21,407
Interest:	0
Total:	21,407
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2014

## Sewer Fund

Debt/Obligation Type:	Internal Loans
Principal:	3,755,033
Interest:	0
Total:	3,755,033
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2018

## CFU-Electric Utility

Debt/Obligation Type:	Internal Loans
Principal:	558,333
Interest:	0
Total:	558,333
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2018

## General Fund

Debt/Obligation Type:	Internal Loans
Principal:	5,526
Interest:	0
Total:	5,526
Annual Appropriation?:	No
Date Incurred:	11/25/2013
FY of Last Payment:	2018

## Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	15,682
Interest:	0
Total:	15,682
Annual Appropriation?:	No
Date Incurred:	11/23/2013
FY of Last Payment:	2014

## Non-Rebates For CEDAR FALLS URBAN RENEWAL

TIF Expenditure Amount:	74,679
Tied To Debt:	Bond Fund
Tied To Project:	River Place Development
TIF Expenditure Amount:	21,407
Tied To Debt:	Bond Fund
Tied To Project:	Street Lighting
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Gas Utility
Tied To Project:	Gas Services
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Water Utility
Tied To Project:	Water Extensions
TIF Expenditure Amount:	0
Tied To Debt:	CFU-Communication Utility
Tied To Project:	Communication Services
TIF Expenditure Amount:	736,299
Tied To Debt:	Sewer Fund
Tied To Project:	Waste Water Treatment Facility
TIF Expenditure Amount:	15,682
Tied To Debt:	Bond Fund
Tied To Project:	State Street Development

## TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS UR TIF INCR  
 TIF Taxing District Inc. Number: 07106  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,740,680	844,690	0	0	-9,260	6,576,110	0	6,576,110
Taxable	0	3,032,027	844,690	0	0	-9,260	3,867,457	0	3,867,457
Homestead Credits									21

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,758,880	3,867,457	3,520,767	346,690	9,647

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS URBAN RENEWAL (07019)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/CEDAR FALLS TIF SSMID INCR  
 TIF Taxing District Inc. Number: 07178  
 TIF Taxing District Base Year: 1983  
 FY TIF Revenue First Received: 2001  
 Subject to a Statutory end date? Yes  
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	11/1986
Economic Development	No

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	37,720	34,649,260	1,745,910	0	0	36,432,890	0	36,432,890
Taxable	0	19,922	34,649,260	1,745,910	0	0	36,415,092	0	36,415,092
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	1,853,680	34,579,210	24,018,610	10,560,600	330,808

FY 2014 TIF Revenue Received: 848,067

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL  
 UR Area Number: 07039  
 UR Area Creation Date: 01/2007

UR Area Purpose: The purpose of this urban renewal area is for economic development in the Pinnacle Prairie development. The area is to promote large-scale, well-planned land use compatible, mixed-use commercially taxed construction activity.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07281	07282	161,066
CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07283	07284	0
CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07285	07286	0
CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR TIF INCR	07287	07288	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	924,010	7,639,670	8,324,380	0	0	-9,260	16,878,800	0	16,878,800
Taxable	553,789	4,035,028	8,324,380	0	0	-9,260	12,903,937	0	12,903,937
Homestead Credits									19

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 4,395  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 4,395**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 4,395  
 Returned to County Treasurer: 0  
**Total Expenditures: 4,395**

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**



## Projects For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Water Mains

Description:	Water mains installed in Pinnacle Prairie
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

### Prairie Parkway Extension

Description:	Prairie Parkway Extension
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

### Legal Fees

Description:	Legal Fees
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	Yes
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL

### Water Mains

Debt/Obligation Type:	Internal Loans
Principal:	4,748
Interest:	0
Total:	4,748
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2015

### Bond Fund

Debt/Obligation Type:	Internal Loans
Principal:	104,006
Interest:	0
Total:	104,006
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2015

### Legal Fee Repayment

Debt/Obligation Type:	Internal Loans
Principal:	11,875
Interest:	0
Total:	11,875
Annual Appropriation?:	No
Date Incurred:	12/08/2012
FY of Last Payment:	2015

## **Non-Rebates For CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL**

TIF Expenditure Amount:	4,395
Tied To Debt:	Bond Fund
Tied To Project:	Legal Fees

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	07282
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,527,740	8,321,660	0	0	-9,260	15,840,140	0	15,840,140
Taxable	0	3,975,911	8,321,660	0	0	-9,260	12,288,311	0	12,288,311
Homestead Credits									19

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	17,330,986	0	161,066	-161,066	-4,482

FY 2014 TIF Revenue Received: 4,395

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/PINNACLE PRAIRIE
COMMERCIAL UR TIF INCR	
TIF Taxing District Inc. Number:	07284
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	191,020	0	0	0	0	0	191,020	0	191,020
Taxable	114,483	0	0	0	0	0	114,483	0	114,483
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	230,708	0	0	0	0

FY 2014 TIF Revenue Received: 0

# ▲ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL UR
TIF INCR	
TIF Taxing District Inc. Number:	07286
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	111,930	2,720	0	0	0	114,650	0	114,650
Taxable	0	59,117	2,720	0	0	0	61,837	0	61,837
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	497,370	0	0	0	0

FY 2014 TIF Revenue Received: 0

## TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS PINNACLE PRAIRIE COMMERCIAL URBAN RENEWAL (07039)
TIF Taxing District Name:	CEDAR FALLS CITY AG/WATERLOO SCH/PINNACLE PRAIRIE COMMERCIAL
UR TIF INCR	
TIF Taxing District Inc. Number:	07288
TIF Taxing District Base Year:	2009
FY TIF Revenue First Received:	2012
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	01/2007

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	732,990	0	0	0	0	0	732,990	0	732,990
Taxable	439,306	0	0	0	0	0	439,306	0	439,306
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	677,790	55,200	0	55,200	1,249

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS NORTHERN INDUSTRIAL PARK URBAN RENEWAL  
 UR Area Number: 07041  
 UR Area Creation Date: 10/2009

UR Area Purpose: The purpose of this urban renewal area is for economic development. The primary goal of the plan is to stimulate industrial development in northern Cedar Falls.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	07293	07294	2,936,092
CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS INDUSTRIAL PARK UR INCR	07295	07296	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,850	2,220,680	546,140	4,500,000	0	-7,408	7,396,262	0	7,396,262
Taxable	82,019	1,172,888	546,140	4,500,000	0	-7,408	6,293,639	0	6,293,639
Homestead Credits									14

**TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:** 0 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	0
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
<b>Total Revenue:</b>	<b>0</b>
Rebate Expenditures:	0
Non-Rebate Expenditures:	0
Returned to County Treasurer:	0
<b>Total Expenditures:</b>	<b>0</b>

**TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:** 0 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS NORTHERN INDUSTRIAL PARK URBAN RENEWAL (07041)
TIF Taxing District Name:	CEDAR FALLS CITY/CEDAR FALLS SCH/NORTHERN CEDAR FALLS
INDUSTRIAL PARK UR INCR	
TIF Taxing District Inc. Number:	07294
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	2,220,680	546,140	4,500,000	0	-7,408	7,259,412	0	7,259,412
Taxable	0	1,172,888	546,140	4,500,000	0	-7,408	6,211,620	0	6,211,620
Homestead Credits									14

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10	6,211,620	2,936,092	3,275,528	91,141

FY 2014 TIF Revenue Received: 0

### TIF Taxing District Data Collection

Local Government Name:	CEDAR FALLS (07G046)
Urban Renewal Area:	CEDAR FALLS NORTHERN INDUSTRIAL PARK URBAN RENEWAL (07041)
TIF Taxing District Name:	CEDAR FALLS CITY AG/CEDAR FALLS SCH/NORTHERN CEDAR FALLS
INDUSTRIAL PARK UR INCR	
TIF Taxing District Inc. Number:	07296
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	
Subject to a Statutory end date?	No

UR Designation	
Slum	No
Blighted	No
Economic Development	10/2009

### TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	136,850	0	0	0	0	0	136,850	0	136,850
Taxable	82,019	0	0	0	0	0	82,019	0	82,019
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10	82,019	0	82,019	1,589

FY 2014 TIF Revenue Received: 0

## Urban Renewal Area Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF  
 UR Area Number: 07042  
 UR Area Creation Date: 02/2011

UR Area Purpose: The purpose of this urban renewal area is for economic development in the area locally known as "College Hill" and to alleviate and remediate conditions of blight.

## Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR	07299	07300	0

## Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,269,580	10,928,340	0	0	-3,704	22,194,216	0	22,194,216
Taxable	0	5,952,200	10,928,340	0	0	-3,704	16,876,836	0	16,876,836
Homestead Credits									6

## TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:

0

0

## Amount of 07-01-2013 Cash Balance Restricted for LMI

TIF Revenue: 0  
 TIF Sp. Revenue Fund Interest: 0  
 Asset Sales & Loan Repayments: 0  
**Total Revenue: 0**

Rebate Expenditures: 0  
 Non-Rebate Expenditures: 0  
 Returned to County Treasurer: 0  
**Total Expenditures: 0**

## TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:

0

0

## Amount of 06-30-2014 Cash Balance Restricted for LMI



## Projects For CEDAR FALLS COLLEGE HILL TIF

### Legal Fees

Description:	Legal Fees Associated with creation of Urban Renewal Area
Classification:	Commercial - retail
Physically Complete:	Yes
Payments Complete:	No

### 2215 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

### 2024 College St

Description:	New mixed use facility
Classification:	Mixed use property (ie: a significant portion is residential and significant portion is commercial)
Physically Complete:	No
Payments Complete:	No

## Debts/Obligations For CEDAR FALLS COLLEGE HILL TIF

### Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	6,539
Interest:	0
Total:	6,539
Annual Appropriation?:	No
Date Incurred:	11/26/2012
FY of Last Payment:	2015

### Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	8,159
Interest:	0
Total:	8,159
Annual Appropriation?:	No
Date Incurred:	11/28/2011
FY of Last Payment:	2015

### Legal Fees

Debt/Obligation Type:	Internal Loans
Principal:	1,295
Interest:	0
Total:	1,295
Annual Appropriation?:	No
Date Incurred:	08/28/2013
FY of Last Payment:	2016

## Jobs For CEDAR FALLS COLLEGE HILL TIF

Project:	2215 College St
Company Name:	CV Commercial
Date Agreement Began:	04/22/2013
Date Agreement Ends:	06/01/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	750,000
Total Estimated Cost of Public Infrastructure:	0

Project:	2024 College St
Company Name:	CV Commercial
Date Agreement Began:	08/12/2013
Date Agreement Ends:	06/02/2021
Number of Jobs Created or Retained:	2
Total Annual Wages of Required Jobs:	49,980
Total Estimated Private Capital Investment:	300,000
Total Estimated Cost of Public Infrastructure:	0

## TIF Taxing District Data Collection

Local Government Name: CEDAR FALLS (07G046)  
 Urban Renewal Area: CEDAR FALLS COLLEGE HILL TIF (07042)  
 TIF Taxing District Name: CEDAR FALLS CITY/CEDAR FALLS SCH/COLLEGE HILL TIF INCR  
 TIF Taxing District Inc. Number: 07300

TIF Taxing District Base Year: 2011

FY TIF Revenue First Received:

Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	02/2011
Economic Development	02/2011

## TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	11,269,580	10,928,340	0	0	-3,704	22,194,216	0	22,194,216
Taxable	0	5,952,200	10,928,340	0	0	-3,704	16,876,836	0	16,876,836
Homestead Credits									6

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	29,372,650	0	0	0	0

FY 2014 TIF Revenue Received: 0